	Total Card /	Total Parcel
APPRAISED:	703,100 /	703,100
USE VALUE:	703,100 /	703,100
ASSESSED:	703,100 /	703,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STIRLING SCOTT M
Owner 2:	STIRLING SHEELAGH A
Owner 3:	
Street 1:	48 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUGHES EILEEN P -
Owner 2:	LIFE ESTATE -
Street 1:	2 MASON ST
Twn/City:	HUDSON
St/Prov:	MA Cntry:
Postal:	01749

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Wood Shingle Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	292,100		411,000	703,100
Total Card	0.152	292,100		411,000	703,100
Total Parcel	0.152	292,100		411,000	703,100

Source: Market Adj Cost   Total Value per SQ unit /Card: 405.95   /Parcel: 405.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID 087.0-0006-0003.A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,100	0	6,600.	411,000	703,100		Year end	12/23/2021
2021	101	FV	282,100	0	6,600.	411,000	693,100		Year End Roll	12/10/2020
2020	101	FV	282,100	0	6,600.	411,000	693,100	693,100	Year End Roll	12/18/2019
2019	101	FV	244,100	0	6,600.	381,600	625,700	625,700	Year End Roll	1/3/2019
2018	101	FV	186,700	0	6,600.	381,600	568,300	568,300	Year End Roll	12/20/2017
2017	101	FV	186,700	0	6,600.	334,600	521,300	521,300	Year End Roll	1/3/2017
2016	101	FV	186,700	0	6,600.	305,300	492,000	492,000	Year End	1/4/2016
2015	101	FV	190,600	0	6,600.	270,100	460,700	460,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.** 7108

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES EILEEN P	70892-114		4/19/2018		847,000	No	No		
HUGHES EILEEN P	63597-68		5/12/2014	Convenience	1	No	No		
	13914-515		3/4/1980			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1032	Heat App	10,000					
7/21/2017	925	Inter Fi	35,681	C				
4/5/2017	367	Inter-De	1,000	C				

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

User Acct
55308

GIS Ref

GIS Ref

Insp Date
10/09/18

!7108!

PRINT
Date	Time
12/30/21	05:01:56

LAST REV
Date	Time
01/23/19	15:03:00
apro	

USER DEFINED

Prior Id # 1:	55308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
3/25/2009	Meas/Inspect	163	PATRIOT
3/31/2001	Inspected	201	PATRIOT
11/8/2000	Hearing N/C	201	PATRIOT
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.89	12			Topo	-5					410,968						411,000	

Total AC/HA: 0.15152   Total SF/SM: 6600   Parcel LUC: 101   One Family   Prime NB Desc ARLINGTON   Total: 410,968   Spl Credit   Total: 411,000

EXTERIOR INFORMATION

Field	Value
Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	26 - Wood 5 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt: 1966	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated: 100	% AC: 100
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Field		Rating
Full Bath	1	Very Good
A Bath:		
3/4 Bath:	1	Very Good
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:		

OTHER FEATURES

Field		Rating
Kits:	1	Very Good
A Kits:		
Frpl:	2	Average
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	10.8	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	103108
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327512
Depreciation:	35371
Depreciated Total:	292141

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units | 1 |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6	BRs: 3	Baths: 1	HB								

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val

Juris. Factor:	Before Depr:	134.99
Special Features: 0	Val/Su Net:	127.00
Final Total: 292100	Val/Su SzAd	250.95

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	134.990	157,124
BMT	Basement	1,136	59.230	67,280

Net Sketched Area:	2,300	Total:	224,404
Size Ad	1164	Gross Area	2300 FinArea 1732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro   Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID   087.0-0006-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: